

17.16 – Office/Research, Manufacturing and Public Land Districts

Sections

- 17.16.010 – Purpose statements
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- 17.16.030 – Bulk Regulations

17.16.010 – Purpose statements

A. O-R Office/Research District

The O-R Office/Research District is designed to accommodate office and certain service uses that require a percentage of lower building coverage and larger setbacks than those types of office and service uses found within the commercial districts. The O-R District is designed to provide an open, landscaped appearance along public streets and to provide a buffer area between residential uses and other commercial or industrial uses.

B. M-1 Special Manufacturing District

The purpose of the M-1 Special Manufacturing District is to accommodate older manufacturing areas in the City that are either in transition from manufacturing to alternative uses, or are in need of rehabilitation. The M-1 District shall provide flexibility in design and parking requirements to allow for adaptive reuse and/or redevelopment for viable light assembly, processing, heavy retail and service, and office uses.

C. M-2 Limited Manufacturing District

The purpose of the M-2 Limited Manufacturing District is to accommodate a wide range of manufacturing, assembly, processing, warehousing and office/research activities, both as individual users and in a business park setting. New development and redevelopment in this District shall focus on providing sufficient setbacks, and adequate landscaping and buffering from adjacent nonindustrial uses and public rights-of-way. Outdoor storage and loading, and other outdoor activities, shall be adequately screened.

D. PL Public Land District

The purpose of the PL Public Land District is to protect and maintain open space properties owned by the City, the Park District, the School District, and public and private recreation. The development standards are intended to provide flexibility to the governmental and semi-public entities in the use of their land while protecting surrounding residential uses.

17.16.020 – Permitted and special uses

Table 17.16-1 lists permitted and special uses for the office/research, manufacturing and public and districts.

TABLE 17.16-1					
OFFICE/RESEARCH, MANUFACTURING AND PUBLIC LANDS					
PERMITTED AND SPECIAL USES					
P=Permitted Use	ZONING DISTRICT				SPECIFIC USE STANDARDS
S=Special Use					
A=Permitted Accessory Use	O-R	M-1	M-2	PL	
SA=Special Use, Accessory Only					
RESIDENTIAL USES					
Artists Live/Work Space		S			Section17.20.030

TABLE 17.16-1 OFFICE/RESEARCH, MANUFACTURING AND PUBLIC LANDS PERMITTED AND SPECIAL USES					
P=Permitted Use S=Special Use A=Permitted Accessory Use SA=Special Use, Accessory Only	ZONING DISTRICT				SPECIFIC USE STANDARDS
	O-R	M-1	M-2	PL	
Assisted Living Facility	P				
CULTURAL, RELIGIOUS, RECREATIONAL & ENTERTAINMENT USES					
Art Gallery/Studio	P	P			
Carnival (as temporary use)				P	Section 17.20.040,050
Cultural Facility	P	P	P	P	
Golf Course				P	
Indoor Recreation & Amusement	P	S	P	P	
Model Airplane Facility				S	
Outdoor Amusement				S	
Outdoor Entertainment, Temporary				P	
Outdoor Recreation				P	
Park, Neighborhood				P	
Place of Worship	P	S	S		Section 17.20.030
Theater				P	
RETAIL, OFFICE AND SERVICE USES					
Adult Use			S		Section 17.20.030

TABLE 17.16-1**OFFICE/RESEARCH, MANUFACTURING AND PUBLIC LANDS****PERMITTED AND SPECIAL USES**

P=Permitted Use S=Special Use A=Permitted Accessory Use SA=Special Use, Accessory Only	ZONING DISTRICT				SPECIFIC USE STANDARDS
	O-R	M-1	M-2	PL	
Bank	P				
Car Wash			S		Section 17.24.100
Day Care Center	P	P	P	A	
Drive-In Facility	SA				Section 17.24.100
Emergency Medical Center	P				
Financial Institution	P				
Heavy Retail and Service		S	P		
Heliport			S		
Hotel/Motel	P	P	P		
Kennel			S		Section 17.20.030
Medical/Dental Clinic	P	P	P		
Medical Cannabis Dispensing Organization			P		
Motor Vehicle Service and Repair, Major			P		Section 17.20.030
Motor Vehicle Service and Repair, Minor		P	P		Section 17.20.030
Motor Vehicle Rental	P	P	P		

TABLE 17.16-1**OFFICE/RESEARCH, MANUFACTURING AND PUBLIC LANDS****PERMITTED AND SPECIAL USES**

P=Permitted Use S=Special Use A=Permitted Accessory Use SA=Special Use, Accessory Only	ZONING DISTRICT				SPECIFIC USE STANDARDS
	O-R	M-1	M-2	PL	
Office, Business or Professional	P	P	P		
Outdoor Sales, Permanent		SA	SA		Section 17.20.030
Outdoor Sales, Temporary		A	A	A	Section 17.20.040, 050
Personal Services, Limited	P				
Professional Training Center	P	P			
Recreational Cannabis Dispensing Organization			S		Section 17.20.030
Veterinary Office/Animal Hospital	P	P	P		
GOVERNMENTAL AND INSTITUTIONAL USES					
Cemetery				P	
College/University	P			P	
Correctional Facility				S	
Fairground				P	
Hospice	P				
Hospital	P				
Nursing Home	P				
Office, Government	P	P		P	

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P=Permitted Use S=Special Use A=Permitted Accessory Use SA=Special Use, Accessory Only	ZONING DISTRICT				SPECIFIC USE STANDARDS
	O-R	M-1	M-2	PL	
Police Firearms Training Range				S	
Public Service Facility		P	P	P	
School, Primary or Secondary				P	
School, Private Boarding				P	
School, Specialized Instruction	P	P	P		
INDUSTRIAL/STORAGE USES					
Junkyard			S		
Manufacturing, Heavy			S		
Manufacturing, Light		P	P		
Medical Cannabis Cultivation Center			P		
Mini-Warehouse		P	P		
Outdoor Storage		A	A	A	Section 17.20.030, 17.26.120
Permanent Motor Vehicle Storage		P	P		Section 17.20.030
Recycling Facility			S		
Research and Development Use	P	P	P		

TABLE 17.16-1 OFFICE/RESEARCH, MANUFACTURING AND PUBLIC LANDS PERMITTED AND SPECIAL USES					
P=Permitted Use S=Special Use A=Permitted Accessory Use SA=Special Use, Accessory Only	ZONING DISTRICT				SPECIFIC USE STANDARDS
	O-R	M-1	M-2	PL	
Warehouse/Distribution		P	P		
OTHER					
Accessory Uses	A	A	A	A	
Agriculture				P	
Communication Antenna	P	P	P	P	Section 17.22.020
Communication Tower*	S	P	P	P	Section 17.22.020
Parking Garage/Structure	A	A	A	A	Chapter 17.24
Parking Lot, Private	A	A	A	A	Chapter 17.24
Planned Unit Development	S	S	S	S	Chapter 17.04, 17.06
Transportation Operations Facility		S	P	S	
Utility, Local	P	P	P	P	
Utility, Community/Regional	S	S	P	P	
Wind Turbine, Structure Mounted	A	A	A	A	Section 17.22.020.G
Wind Turbine, Tower Mounted	S	S	P	P	Section 17.22.020.H

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P=Permitted Use					SPECIFIC USE STANDARDS
S=Special Use	ZONING DISTRICT				
A=Permitted Accessory Use	O-R	M-1	M-2	PL	
SA=Special Use, Accessory Only					
*Communication Towers that are Wireless Support Structures supporting Small Wireless Facilities, as defined in Chapter 13. 24 " Small Cell Wireless Facilities", are permitted uses in any Right-of-Way within the City, and, in conformance with State law, are a permitted use, as opposed to a special use, in the O-R District when all other applicable zoning requirements and the requirements of Chapter 13. 24 are met.					

(2020-Z-9 : § 3; 2018-Z-22 : § 3; 2014-Z-8 : § 2; 2013-Z-8 : § 2; 2013-Z-6 : § 2; 2011-Z-11 : § 3; 2009-Z-7 : § 2; 2008-Z-24 : § 7; 2006-Z-19 : § 1; 2006-Z-9 : § 1; 2004-Z-25 : § 1; 2003-Z-1 : § 1; 2001-Z-19 : § 1; 1999-Z-8 : § 1; 1997-Z-28 : § 1; 1996-Z-12 : § 14; 1995-Z-14 : § 2, 3; 1994-Z-17 : § 1; 1994-Z-7 : § 1-3; 1993-Z-19 : § 5; 1993-Z-4 : § 1 (E, F); 1993-Z-1 : § 1; 1987-Z-16 : § 1, 2; 1967-14 : (part); 1966-33 : § 2; 1960-16 : § IX (B) (1, 2))

17.16.030 – Bulk Regulations

Table 17.16-2 establishes bulk regulations for the office/research, manufacturing and public land districts.

TABLE 17.16-2**OFFICE RESEARCH, MANUFACTURING AND PUBLIC LANDS****BULK REGULATIONS**

ft = feet	ZONING DISTRICT			
sf = square feet	O-R	M-1	M-2	PL
B = buildings and structures				
P = parking lots				
Minimum Lot Area	20,000sf	None	None	None
Minimum Lot Width	100 ft	None	None	None

TABLE 17.16-2

OFFICE RESEARCH, MANUFACTURING AND PUBLIC LANDS

BULK REGULATIONS

ft = feet sf = square feet B = buildings and structures P = parking lots	ZONING DISTRICT			
	O-R	M-1	M-2	PL
Maximum Building Coverage	50%	70%	60%	60%
Maximum Building Height	60 ft	40 ft	60 ft	50 ft
Front Yard (B, P)	30 ft	20 ft	40 ft	30 ft
Side Yards:				
Interior Side Yard	B: 10ft P: None	B: 10ft P: None	B: 20ft P: None	B: 10ft P: None
Exterior Side Yard (B, P)	30 ft	20 ft	40 ft	30 ft
Rear Yard	B: 30ft P: None	B: 20 ft; may be reduced to 10 ft when abutting a railroad right of way P: None	B: 20 ft; may be reduced to 10 ft when abutting a railroad right of way P: None	B: 30 ft.; may be reduced to 20 ft when abutting a lot in M-1 or M-2 or a railroad right of way P: None

TABLE 17.16-2**OFFICE RESEARCH, MANUFACTURING AND PUBLIC LANDS****BULK REGULATIONS**

ft = feet	ZONING DISTRICT			
sf = square feet				
B = buildings and structures	O-R	M-1	M-2	PL
P = parking lots				
Landscape Buffer Yard (B, P)[1]	30 ft., except on lots with a building over 150,000 sf of gross floor area: 80 ft.	30 ft.	100 ft. may be reduced to 40 ft. when abutting a collector or arterial street right-of-way of at least 80 ft. in width.	30 ft.

[1] Within the zoning districts specified, a landscape buffer yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, or RT District, and from property in an RM1 or RM2 District. See Chapter 17.26 for planting and screening requirements for landscape buffers. Landscape Buffer Yards may include or overlap with other required yards.

(2015-Z-20 : § 1; 2011-Z-1 : § 13; 2008-Z-24 : § 8; 1960-16 : § IX (B) (3, 4))